

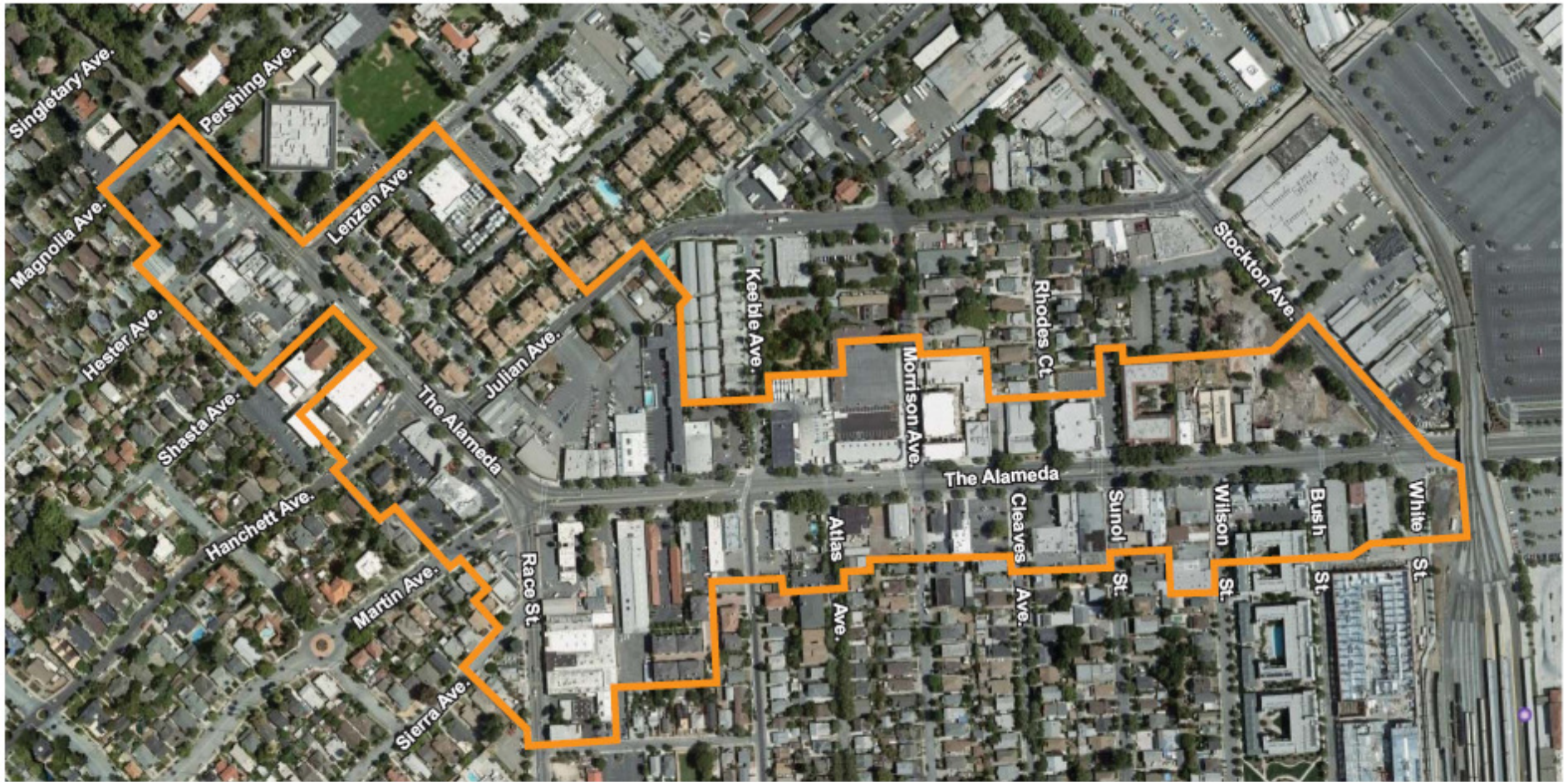
***THE ALAMEDA
BUSINESS DISTRICT***

**PARKING ANALYSIS
2008**

**Association Meeting
March 20, 2008**

STUDY PURPOSE


- **Update 1999 Parking Study**
 - › Inventory and Occupancy
 - › Changes Implemented
- **Review Proposed Projects**
 - › Affects on Supply and Demand
- **Recommend Supply/Operation Changes**



Study Area

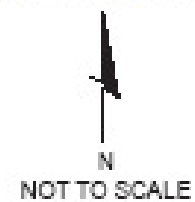


LEGEND:

 = Study Area Boundary



Study Area Zones



LEGEND:

— Zone Boundary

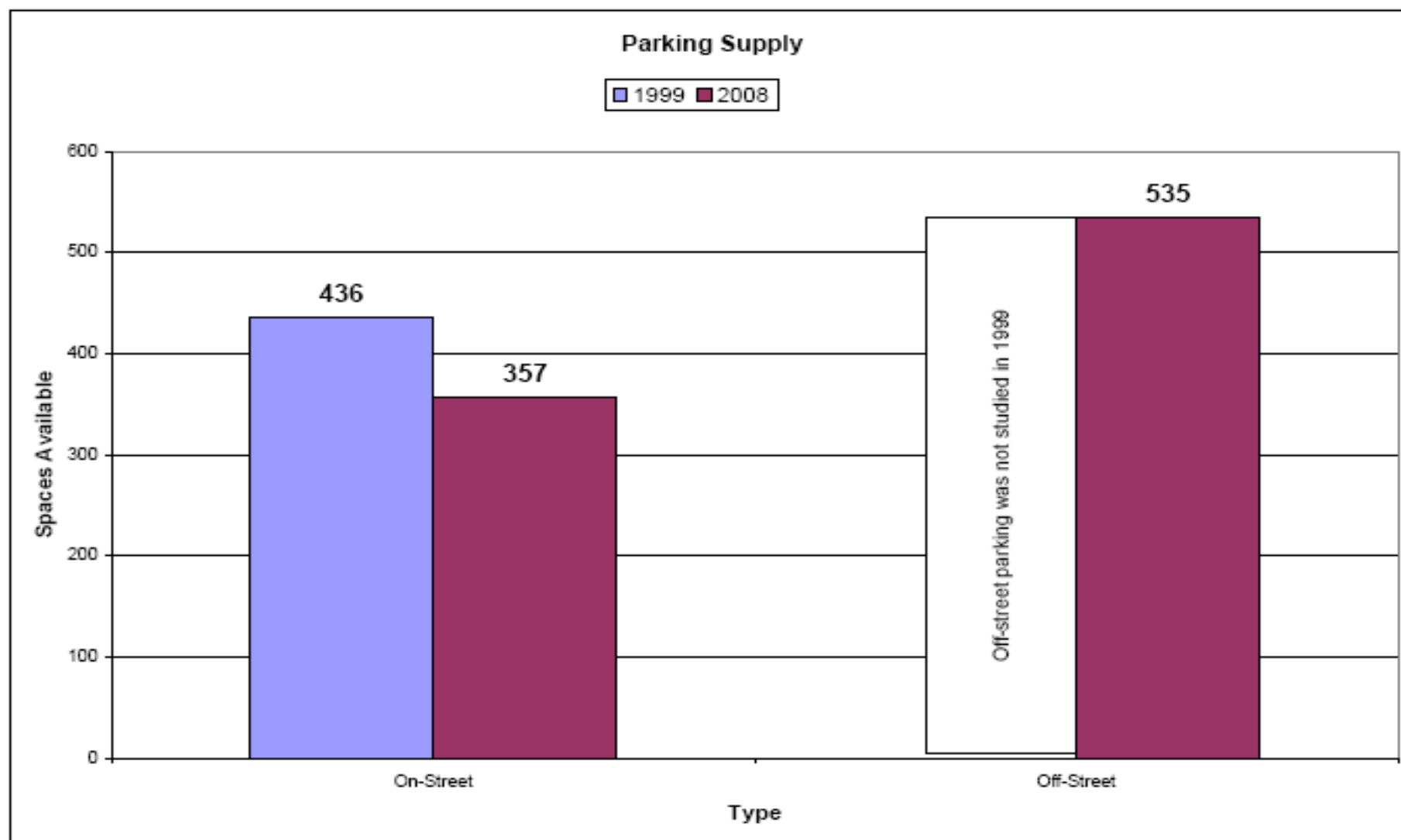
1999 RECOMMENDATIONS

- ✓ **Expand Hester School Lot**
- ✓ **Lenzen Ave Angle Parking**
- ✓ **New Hanchett Ave Parking Lot**
 - **Employee Parking at Westminster Church**
 - **Cross-street All-day Parking**
 - **Employee Parking Permits in Neighborhoods**
 - **Agreements for Employee Use of Underutilized Lots**
- ✓ **De Frank Center/Retail Lot Parking Agreement**

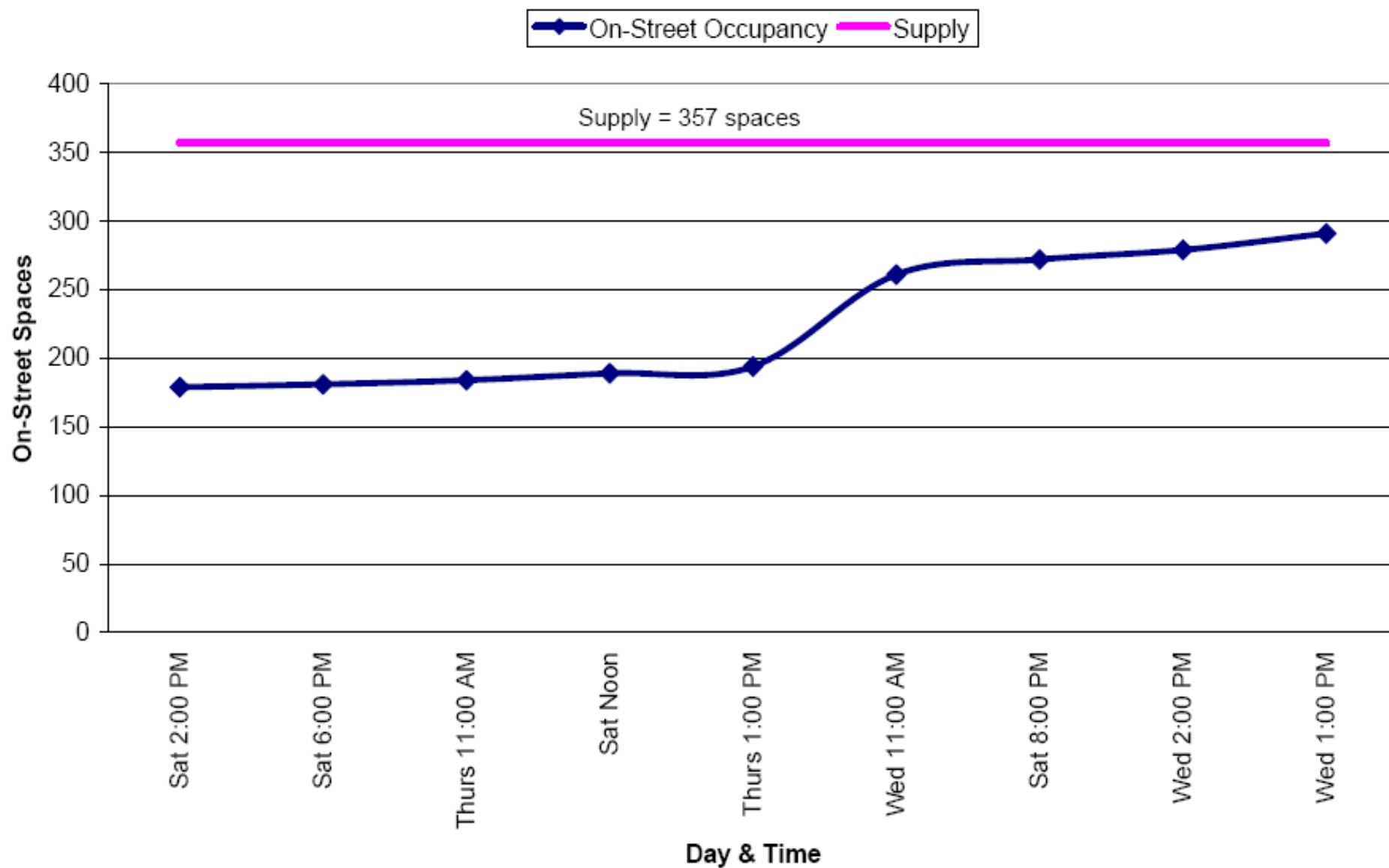
STUDY SCOPE

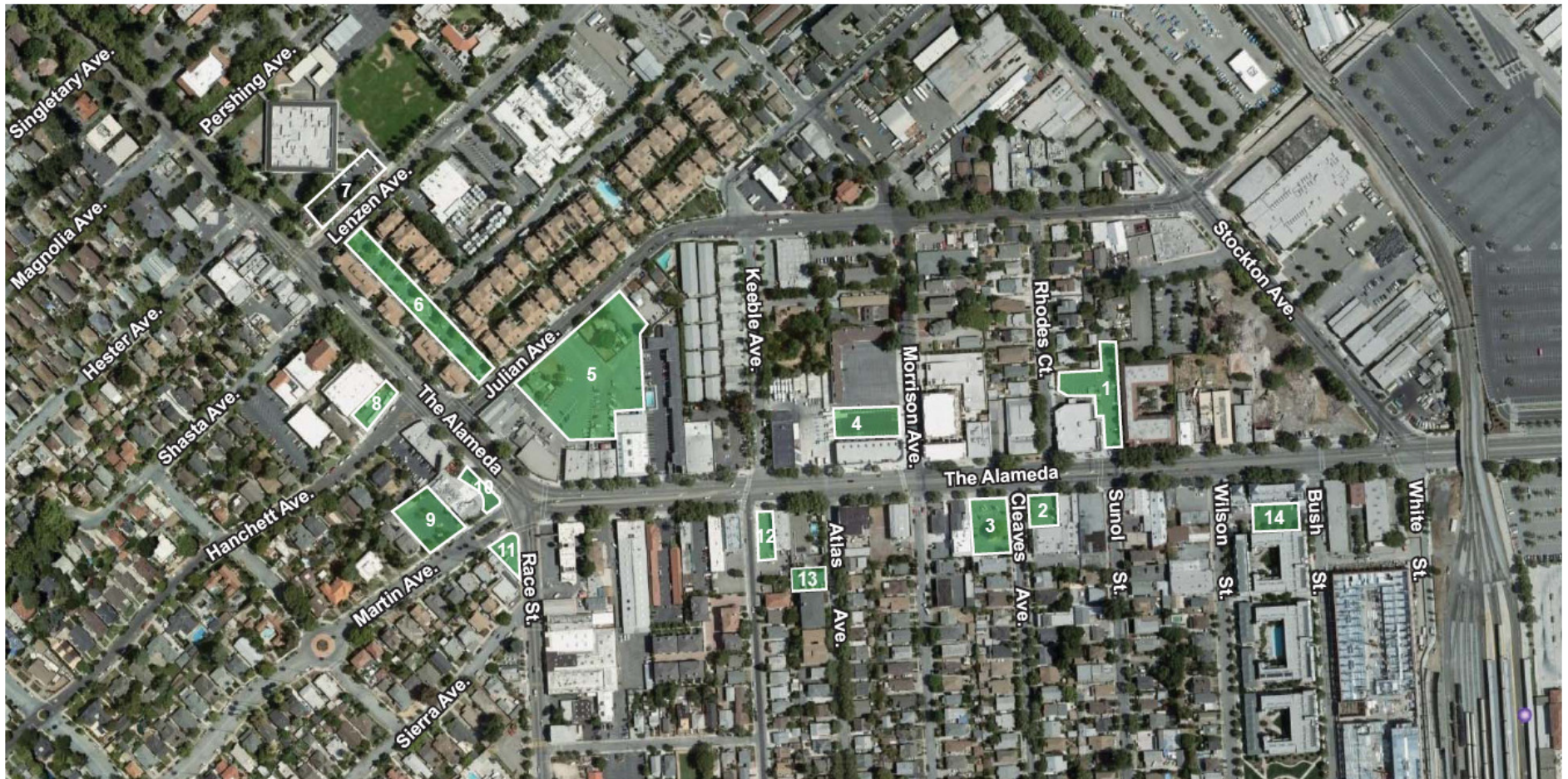
Phase 1: Existing Conditions

- 1 Review 1999 Study**
- 2 Observations to Identify Peaks**
- 3 New Inventory and Occupancy Counts**
- 4 Meet with Associations to Discuss Issues**



On-street Occupancy





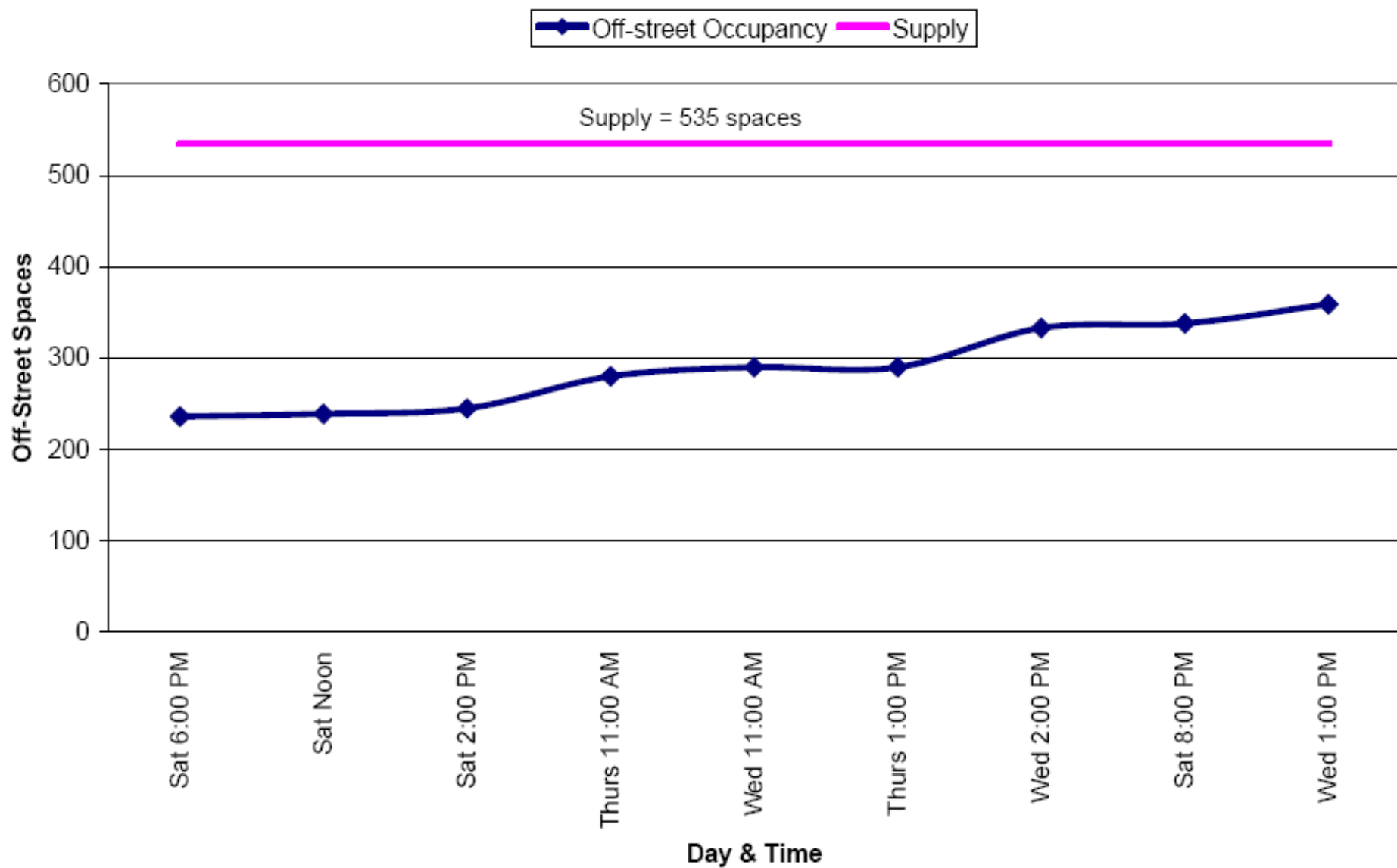
Off-street Parking Lot Locations

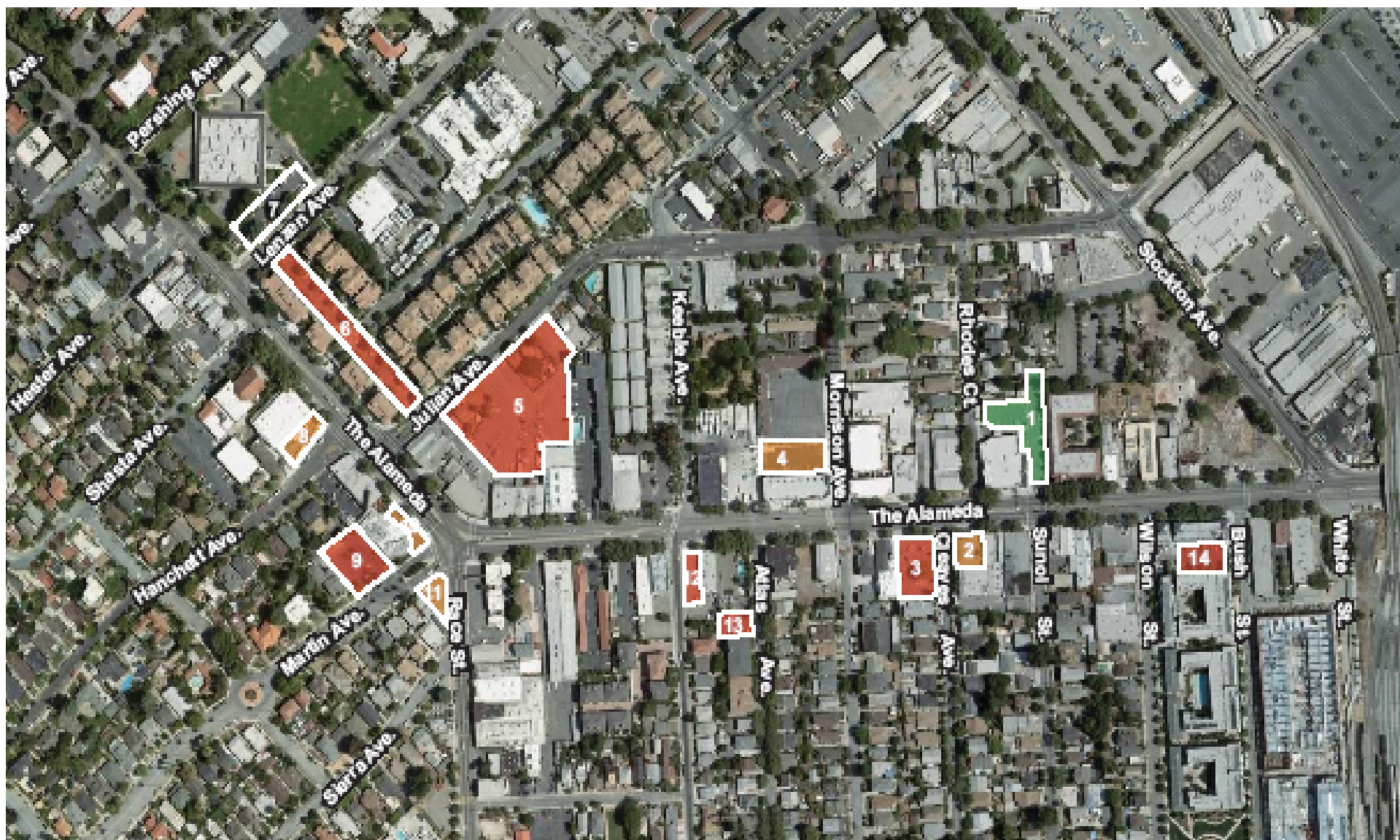


LEGEND:

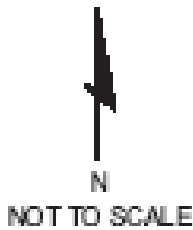
 = Off-street Parking Lots

Off-street Occupancy





Off-street Parking Lot Occupancy



LEGEND:

	= > 75% Occupied
	= 50 - 75% Occupied
	= < 50% Occupied

STUDY SCOPE

Phase 2: Future Conditions


- 1 Identify Potential Projects**
- 2 Estimate Increased Demand**
- 3 Review Additional Supply Options**
- 4 Evaluate Impacts on District**
- 5 Meet with Associations to Discuss Alternatives**



Approved/Pending Projects



LEGEND:

 = Approved/Pending Projects

STUDY SCOPE

Phase 3: Recommendations

- 1 Identify Potential Solutions**
- 2 Recommend Combination of Supply/Operations Improvements**
- 3 Meet with Associations to Discuss**
- 4 Present to City Council**

FUTURE DEMAND PROJECTIONS

- **Approved/Pending Projects**
 - › **New Demand**
 - › **Add or Delete Parking Supply**
- **Fill Vacant Space**
- **Compare Future Supply and Demand**

DEMAND PROJECTIONS

PARKING INVENTORY AND OCCUPANCY SUMMARY

ALAMEDA NEIGHBORHOOD BUSINESS DISTRICT

SAN JOSE, CALIFORNIA

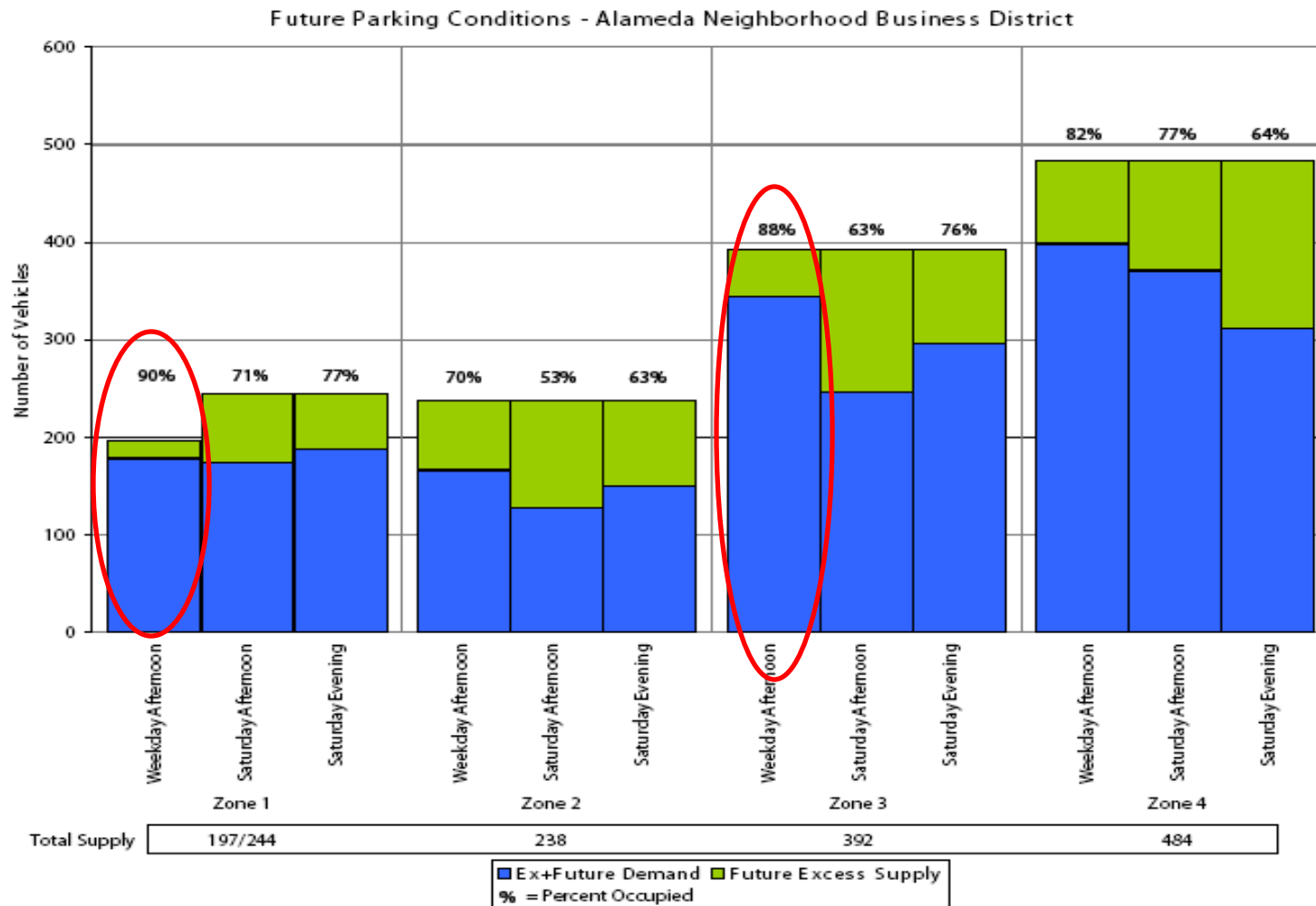
FEHR & PEERS

MARCH 20, 2008

FUTURE CONDITIONS WITH APPROVED/PENDING + VACANT PROJECTS

		Zone 1			Zone 2			Zone 3			Zone 4			TOTAL		
		Weekday Afternoon	Sat Afternoon	Sat Evening	Weekday Afternoon	Sat Afternoon	Sat Evening	Weekday Afternoon	Sat Afternoon	Sat Evening	Weekday Afternoon	Sat Afternoon	Sat Evening	Weekday Afternoon	Sat Afternoon	Sat Evening
SUPPLY																
On		127	127	127	104	104	104	109	109	109	91	91	91	431	431	431
Off		70	117	117	134	134	134	185	185	185	82	82	82	471	518	518
Total		197	244	244	238	238	238	294	294	294	173	173	173	902	949	949
Effective Supply		167	207	207	202	202	202	250	250	250	147	147	147	767	807	807
DEMAND																
On-street		60	46	91	41	31	65	58	44	46	89	68	57	248	189	259
Off-street		96	107	82	99	60	59	116	56	122	47	21	62	358	244	325
Total		156	153	173	140	91	124	174	100	168	136	89	119	606	433	584
Available Parking		11	54	34	62	111	78	76	150	82	11	58	28	161	374	223
Future Demand		22	21	14	26	36	25	170	146	128	262	282	192	480	485	359
Future Added Supply		0	0	0	0	0	0	96	96	96	311	311	311	407	407	407
Future Excess Supply		19	70	57	72	111	89	46	144	94	86	113	173	223	438	413
Future Available Parking		-11	33	20	36	75	53	2	100	50	60	87	147	88	296	271
Percent Occupied																
Total Existing		79%	63%	71%	59%	38%	52%	59%	34%	57%	79%	51%	69%	67%	46%	62%
Total Future		90%	71%	77%	70%	53%	63%	88%	63%	76%	82%	77%	64%	83%	68%	70%

DEMAND PROJECTIONS



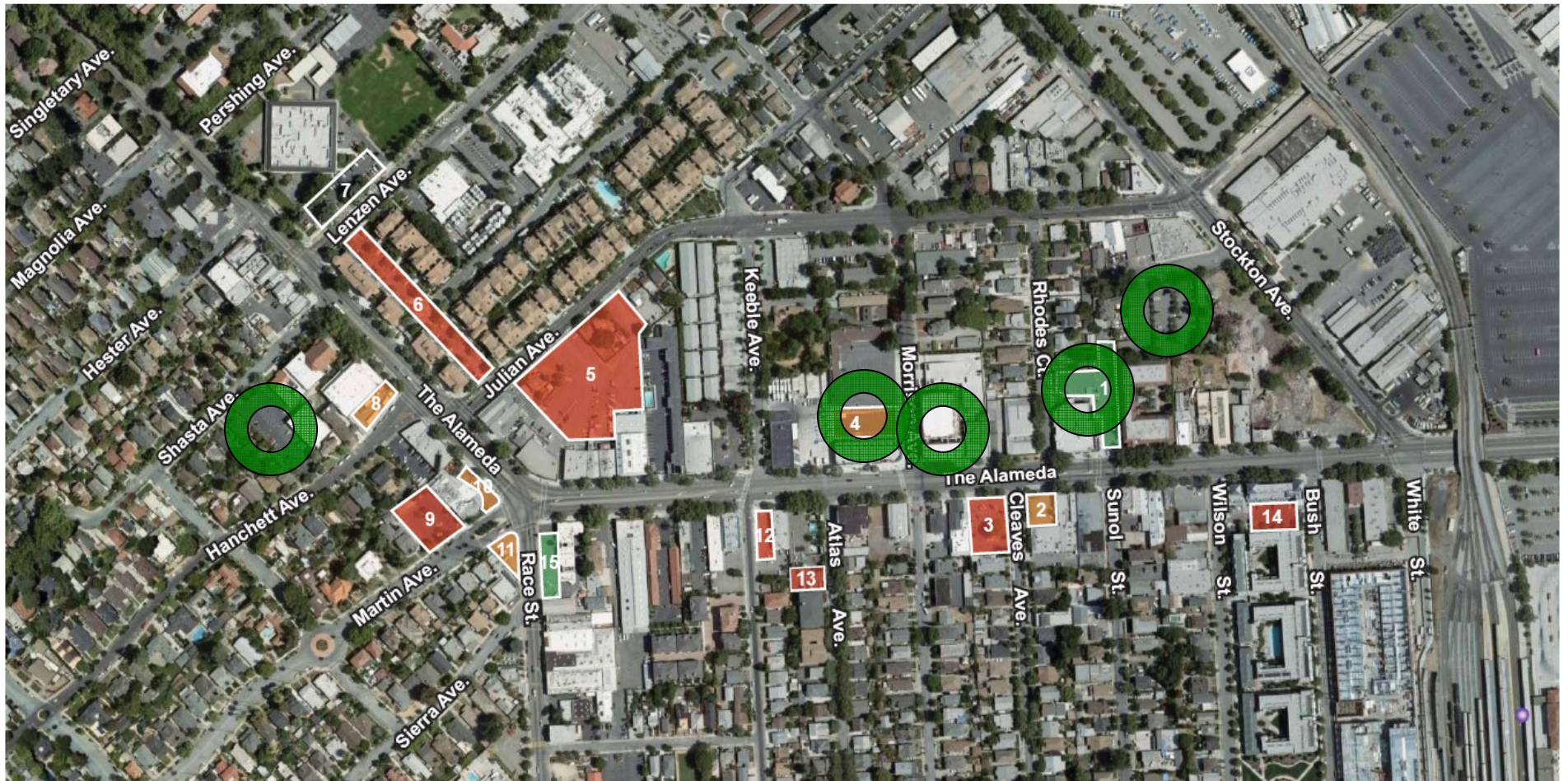
FUTURE DEMAND PROJECTIONS

TO REACH 85% OCCUPANCY:

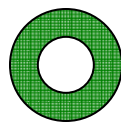
- Zone 1 – Need 5% of 200 sp = 10 spaces
- Zone 2 – No Change Needed
- Zone 3 – Need 3% of 300 sp = 10 Spaces
- Zone 4 – No Change Needed

POTENTIAL PARKING SOLUTIONS

- Relocate Employee Parking
- Share Parking with Existing Off-street Lots
- Modified Residential Permits
- Develop Additional Lots
- Parking Plus
- Restripe for On-Street Angle Spaces
- On-Street Parking Time Limits
- Increased Enforcement
- Build Parking Garage



***Relocate Employees to
Underutilized Lots***

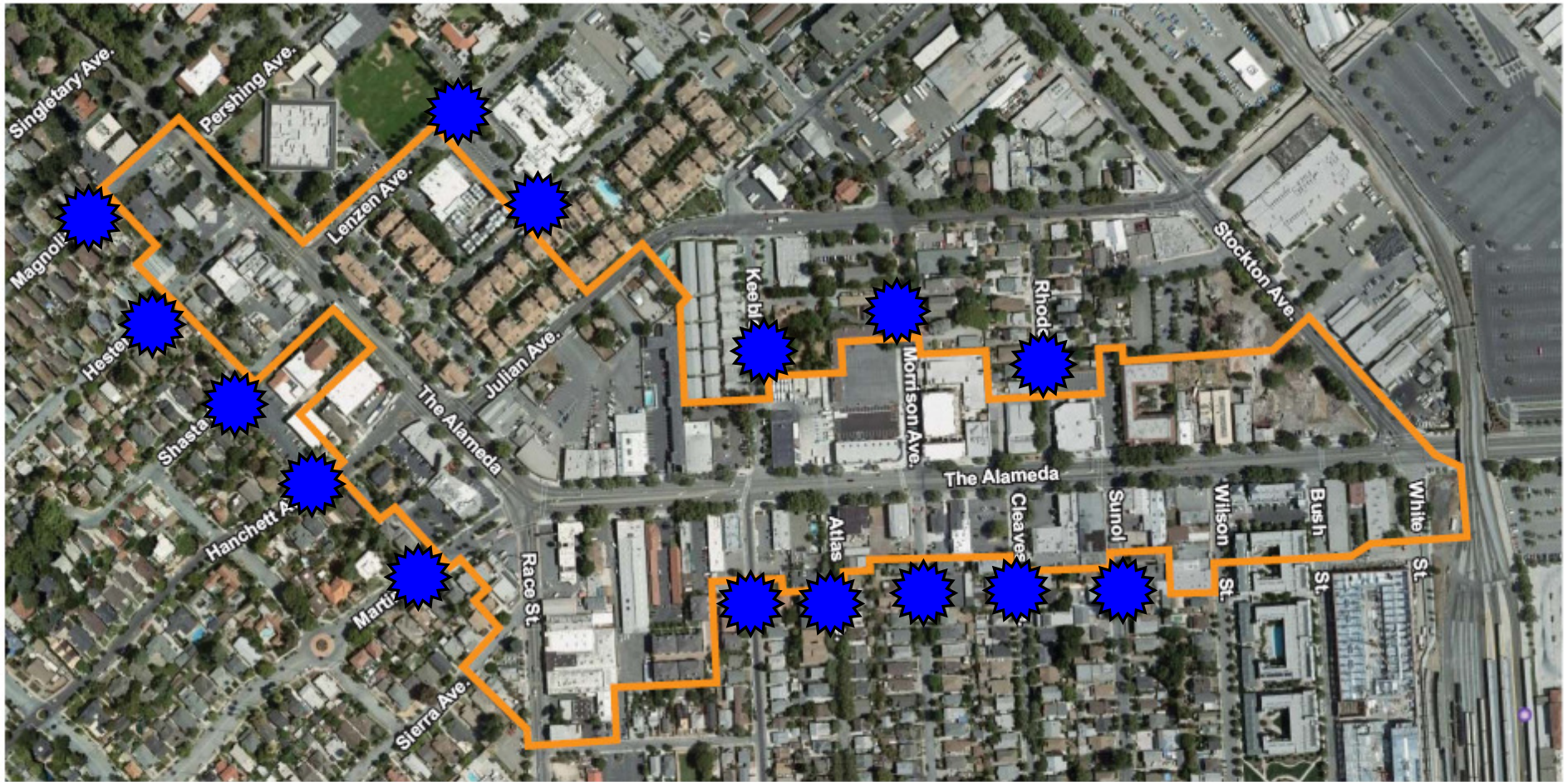


Potential Employee
Shared Parking



LEGEND:


- = > 75% Occupied
- = 50 - 75% Occupied
- = < 50% Occupied

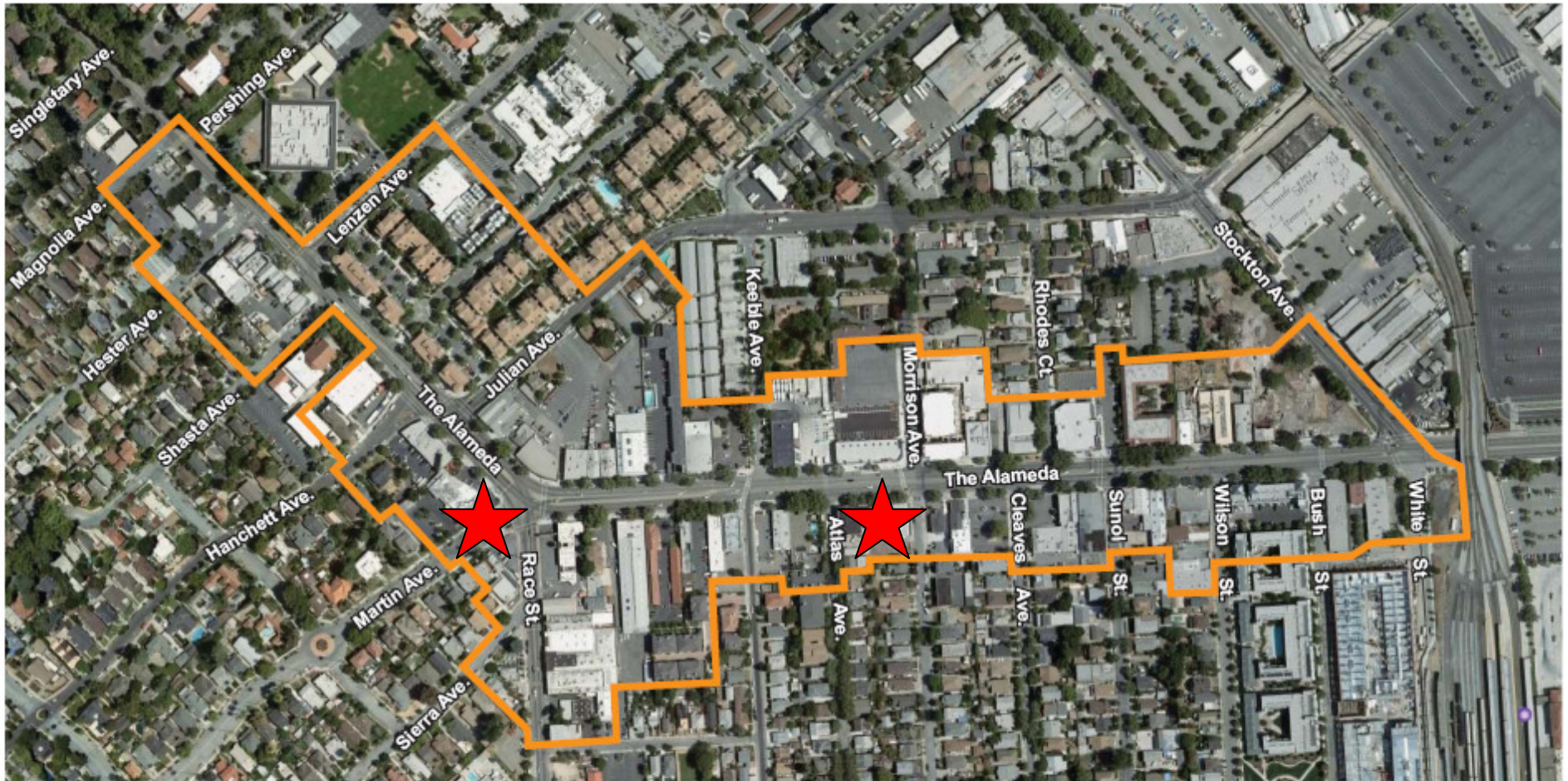


Modify Residential Permits



LEGEND:


 = Study Area Boundary



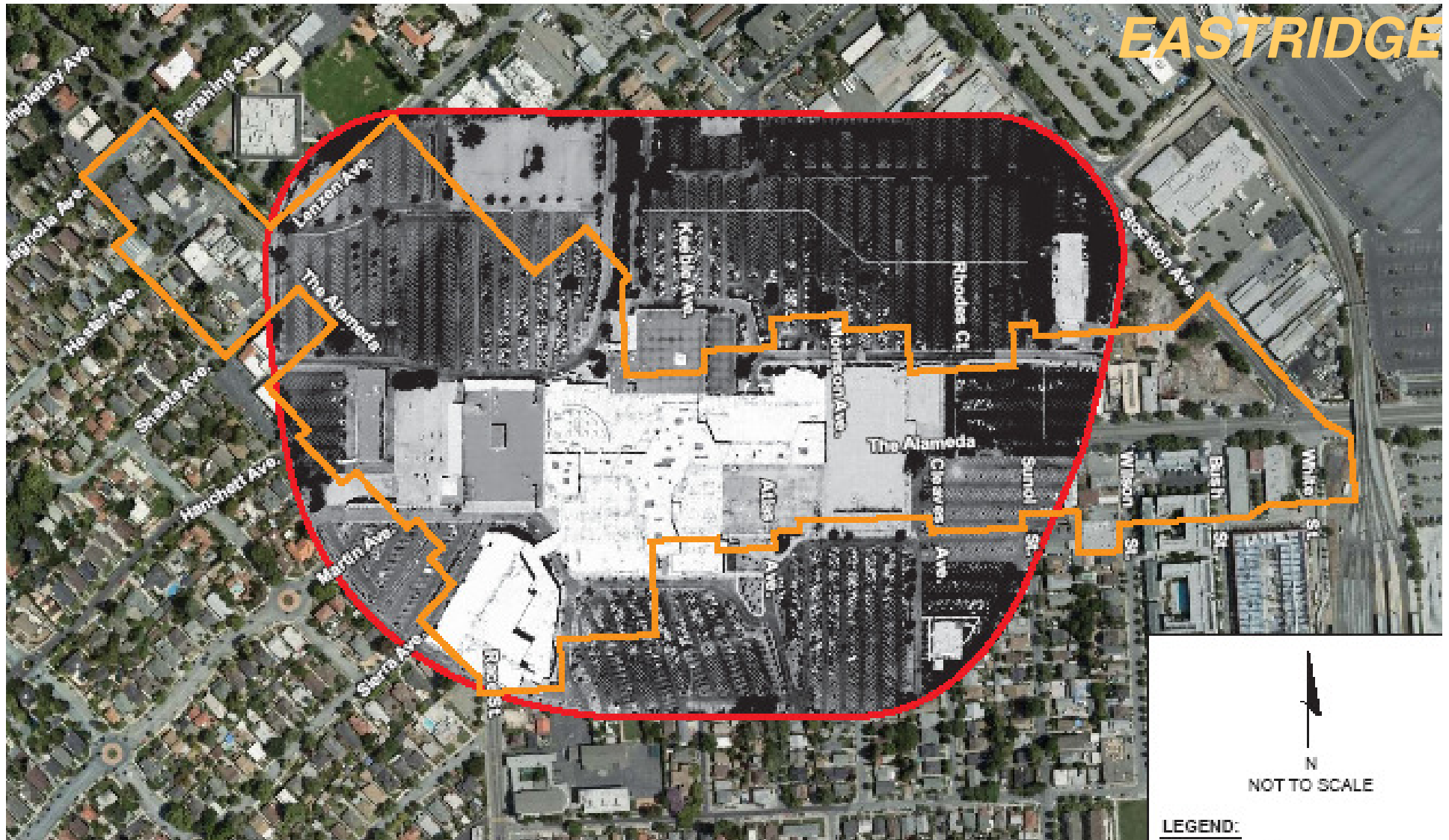
Develop New Lots



LEGEND:

 = Study Area Boundary

COMPARABLE WALKING DISTANCE EASTRIDGE



N
NOT TO SCALE

LEGEND:

— Study Area Boundary

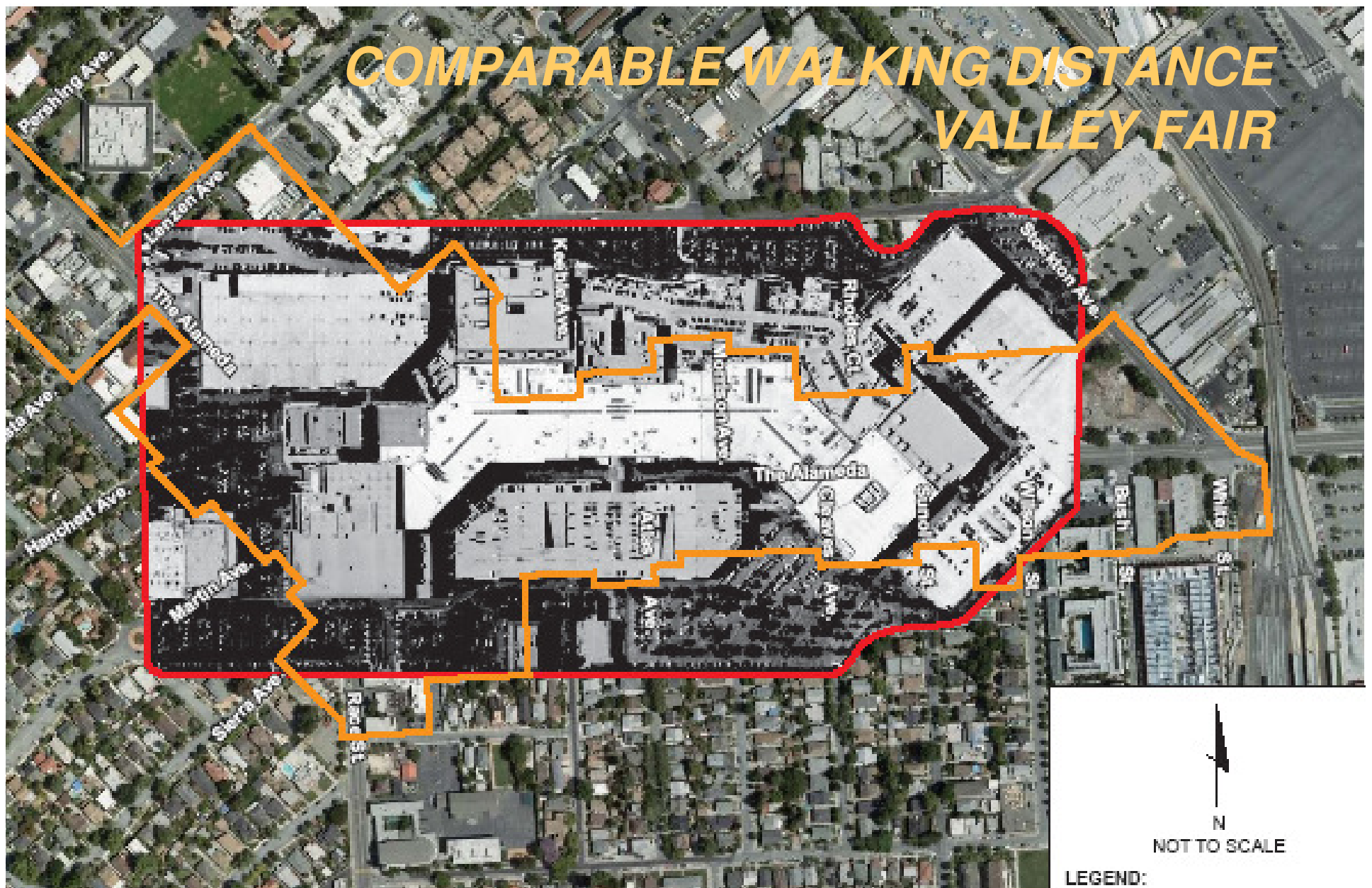


HR & PEERS

San Jose Alameda Neighborhood

COMPARISON TO EASTRIDGE MAP

COMPARABLE WALKING DISTANCE VALLEY FAIR



N
NOT TO SCALE

LEGEND:

— Study Area Boundary

SPEEDY GLASS



MARTIN AVENUE RECONFIGURATION



CURB SPACE CONTROL

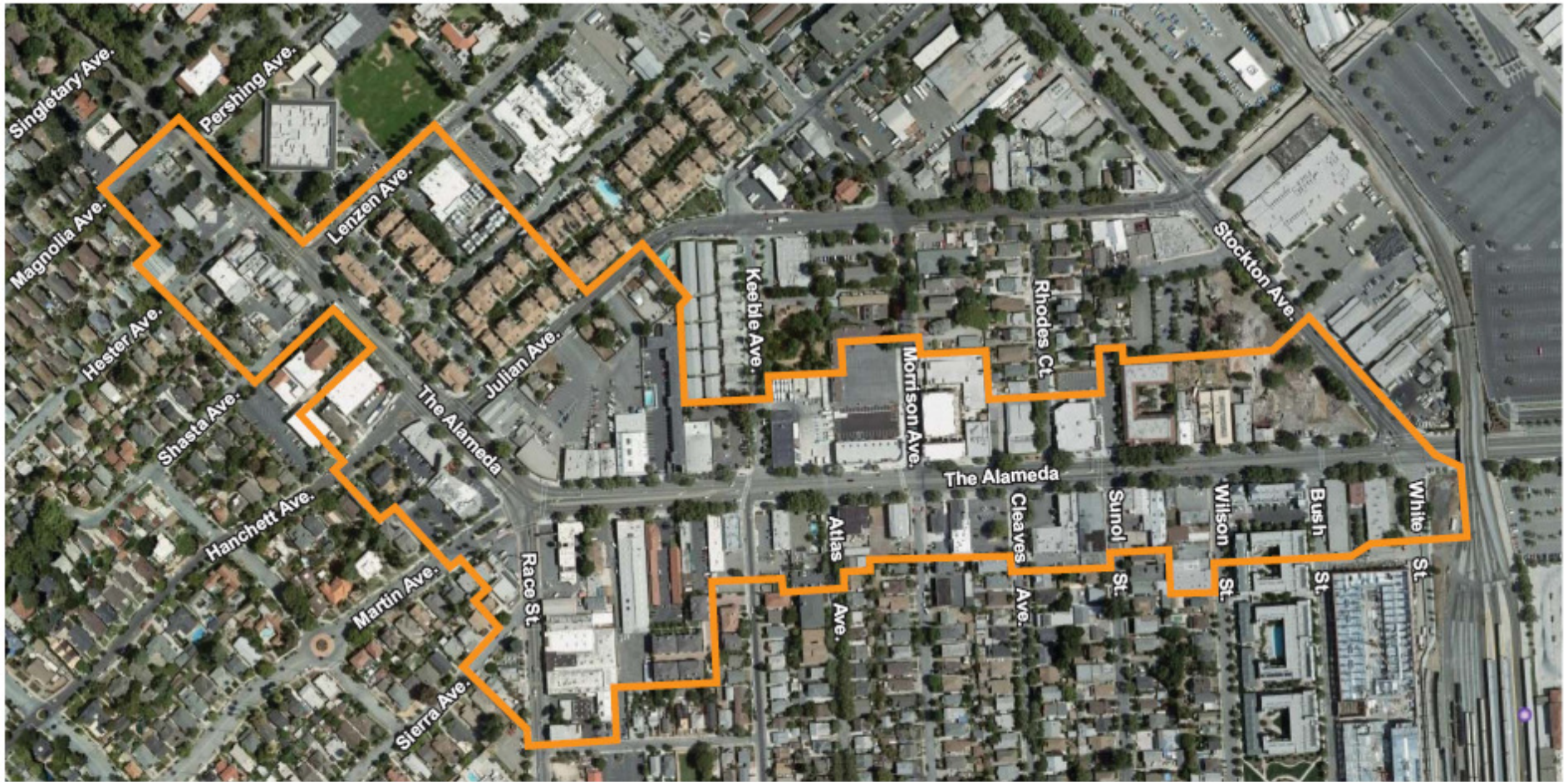
- **Time Controls to Create Turnover**
- **Requires Significant Enforcement**
- **Parking Meters Create Turnover with Minimal Enforcement**
- **Revenue Allocated to District**

CONCLUSIONS

- **Future Shortages are Manageable**
 - › 20-40 Spaces
 - › No Garage Needed
- **Potential Operational or Physical Solutions**
 - › Minimal Residential Use by Employees
 - › Use Underutilized Lots
 - › Develop Two New Lots
- **Potential Revenue Sources for Local Improvements**
 - › Parking Meters
 - › Permit Sales

NEXT STEPS


- **Reaction to Preliminary Recommendations**
- **Residential Street Usage**
- **Explore Public Private Partnerships**
- **Finalize Recommendations**



Study Area



LEGEND:

 = Study Area Boundary